

## PLANNING COMMISSION MINUTES

January 5, 1993

Present: Chairman Jeff Chretlen, Kathi Izatt, Elaine McKay, Don Milligan; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and development Director; Shirley Chevalier, Recording Secretary

Absent: Dick Dresher, Mike Homes, Dick Johnson, Mark Green

Approval of Minutes: Elaine McKay made a motion to approve the minutes of December 15, 1992 as written; seconded by Barbara Holt; voting was unanimous.

### 1-5-93.3 Approval of a building lot at 700 South Davis Boulevard, Nathan Hale, Owner

In 1976 a bridge was constructed over Barton Creek on Davis Boulevard on property deeded to the city by the owner, Mr. Charles Black. In turn, the city provided access on the west side of the bridge to Mr. Black to his property for a future building site. Since then, Mr. Hale has purchased this property and is seeking approval of the lot for a building permit.

Staff recommends approval subject to the following conditions:

1. Payment of a storm detention fee in the amount of \$964.00;
2. Payment for installation of sewer and water connections;
3. Providing utility easements as required by the utility companies;
4. Payment of a \$30.00 checking fee as required;
5. Compliance with all city ordinances and codes.

Kathi Izatt made a motion to recommend to the City Council, approval of a building lot at 700 South Davis Boulevard, subject to the conditions outlined by staff on the report of December 30th, 1992; Barbara Holt seconded the motion; voting was unanimous.

### 1-5-93.4 Public Hearing for consideration of the new Bountiful City Master Street Plan - Jack Balling, City Engineer

In 1968, the city prepared a Master Street Plan which has been used up to the present with no changes. With the construction of the LDS Temple, it is felt there would be some problems with the access from the north, and it was time to update the plan. Originally it called for 1300 East to be extended along Skyline Drive and east across Bountiful Blvd. to take care of traffic generated from the northeast area of the city. Realizing there will be a lot of traffic generated by the Temple, this is an out-of-the-way path. This has been changed by developing an alternate route to give a direct access, that follows the Stone Creek alignment for the first half. It would then cut through the Keller property which the city hopes to acquire in order to build that section of the road by the time the Temple is complete.

Another change is the extension of North Canyon Road as it goes through the Foss Lewis gravel

pit and ties onto Chelsea Cove. When the Bountiful Golf Course was built, it changed the location of some of the feeder streets within the Oakridge Manor Subdivision.

Mr. Balling gave some background on the establishment of the street pattern. There are three designations of roads: 1. Arterial Streets - they interconnect cities; e.g., the freeway, Highway 89-91, Highway 106, or Main Street, as it leads to Centerville. 2. Collector Streets - in 1968, they were those streets which were designated as major collector streets collecting traffic from the feeder streets in the residential areas, spaced approximately 1/2 mile apart; e.g., 1800 South, Orchard Drive, Davis Blvd., Bountiful Blvd., 500 South, 900 North, 400 North, Pages Lane, 2600 South, Chelsea Drive, North Canyon Road, and 3100 South. 3. Feeder Streets - these are streets in residential areas that collected traffic from the minor residential streets to the collector streets. In the new plan, feeder street terminology has been deleted. It is now collector minor, 60 ft. wide. Collector major streets are 66 ft. wide or larger.

Future development of Bountiful Boulevard was discussed, where it would extend across the bench above the gravel pits and tie onto the bottom of Victory Road at 300 West in Salt Lake City.

Chairman Chretien closed the public hearing.

Elaine McKay made a motion to recommend approval of the new Bountiful City Master Street Plan to the City Council; seconded by Don Milligan; voting was unanimous.

Meeting adjourned at 8:10 PM.